

109.A

0006

0052.B

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

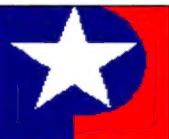
451,400 / 451,400

USE VALUE:

451,400 / 451,400

ASSESSED:

451,400 / 451,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		MONTAGUE ST, ARLINGTON

OWNERSHIP

Unit #: B

Owner 1: BROMBERG DANIEL E &

Owner 2: BROMBERG PEINING LO

Owner 3:

Street 1: 52B MONTAGUE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARBONNEAU JEAN -

Owner 2: BRETON SYLVIE -

Street 1: 52B MONTAGUE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1965, having primarily Vinyl Exterior and 818 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7430																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	451,400			451,400		
							240462
							GIS Ref
							GIS Ref
							Insp Date
							04/20/18

Total Card	0.000	451,400		451,400	Entered Lot Size
Total Parcel	0.000	451,400		451,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	551.83	Land Unit Type:

!14694!

USER DEFINED

Prior Id # 1:	69936
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	19:29:17
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARBONNEAU JEAN	64735-39		12/30/2014		382,500	No	No		
GREER EMILY M/L	39979-382		7/16/2003		328,000	No	No		
DEDHAM DEV LLC	37317-70		12/10/2002		305,000	No	No		
DEDHAM DEV LLC,	36131-140		8/15/2002	Family		No	No		CONDO MASTER DEED REFERENCE

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/20/2018										Measured	DGM	D Mann
5/14/2015										SQ Returned	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA _____

